



SLUP



ZONING



Planning Commission Meeting

Francis G. Slay, Mayor

Wednesday June 4, 2014



CITY OF ST. LOUIS
PLANNING
& URBAN DESIGN
AGENCY



REDEVELOPMENT



Agenda

- Call to Order
- Approval of Minutes – May 14, 2014

Agenda

Historic Preservation

Review of Landmark Designation Petition

PDA-079-14-HDL Recommended Landmark Designation
for the Tillie's Corner Property

PDA-080-14-HDL Recommended Landmark Designation
for New Age Federal Savings & Loan

Jeff Vanderlou & Academy Neighborhoods

Tillie's Corner

-

Landmark Designation

- The Landmark Designation Petition for the Tillie's Corner property was initiated by Carla P. and Miguel K. Alexander, the property owners.
- The property meets Criterion A for designation as a St. Louis City Landmark, as it represents important cultural practices: building community, social activism & assisting others.
 - "the contributions (Mrs. Lillie V. "Granny") Pearson made as a business woman and informal activist within her community demonstrate a rarely studied aspect within post-World War II African American history: the role of small business leaders in building social cohesion of African America communities."
- The Alexanders will live in the Butterfly Home and implement plans for the memorial for Tillie's Food Shop and for a children's playground and tricycle trail on the southern portion of the property.
- The Landmark Standards support the work of the Tillie's Corner organization and the Alexanders.

Landmark Designation

Tillie's Corner



Entire site



Butterfly Home (owners' residence)

Strategic Land Use Plan (Neighborhood Development Area)

Comments

- Proposed City Landmark designation is in conformity with the City's Strategic Land Use Plan.
- Proposed City Landmark designation will have a positive impact on the physical development of the City.
- PDA Director is directed to notify the Preservation Board of the Planning Commission's recommendation.

Landmark Designation

New Age Federal Savings & Loan

- 1401 N. Kingshighway Blvd. at Ridge Ave. in the Academy Neighborhood.
- New Age Federal Savings & Loan (established in 1916) was only black-owned financial institution in St. Louis into 1960's.
- A modern bank building was built in 1958, where the all-black staff served customers at drive-up and teller windows.



Landmark Designation

- The Landmark Designation Petition for the New Age Federal Savings & Loan property was initiated by Mr. Elcardo Moore, the property owner.
- The property meets Criterion A for designation as a St. Louis City Landmark, as it has significant or value as part of the development, heritage or cultural characteristics in St. Louis and Missouri as a pioneering black business.
- The purpose-built bank building designed by St. Louis Architect W. E. Duncan was constructed in 1958.
- The all-black staff served customers in a modern facility that was evidence of black business success.
- Landmark Standards will maintain the historic integrity of the exterior of the property, which is a noted Mid-Century Modern building in the City and allow for minor changes to it.

Landmark Designation

New Age Federal Savings & Loan



New Age Federal Savings & Loan building,
Facing west



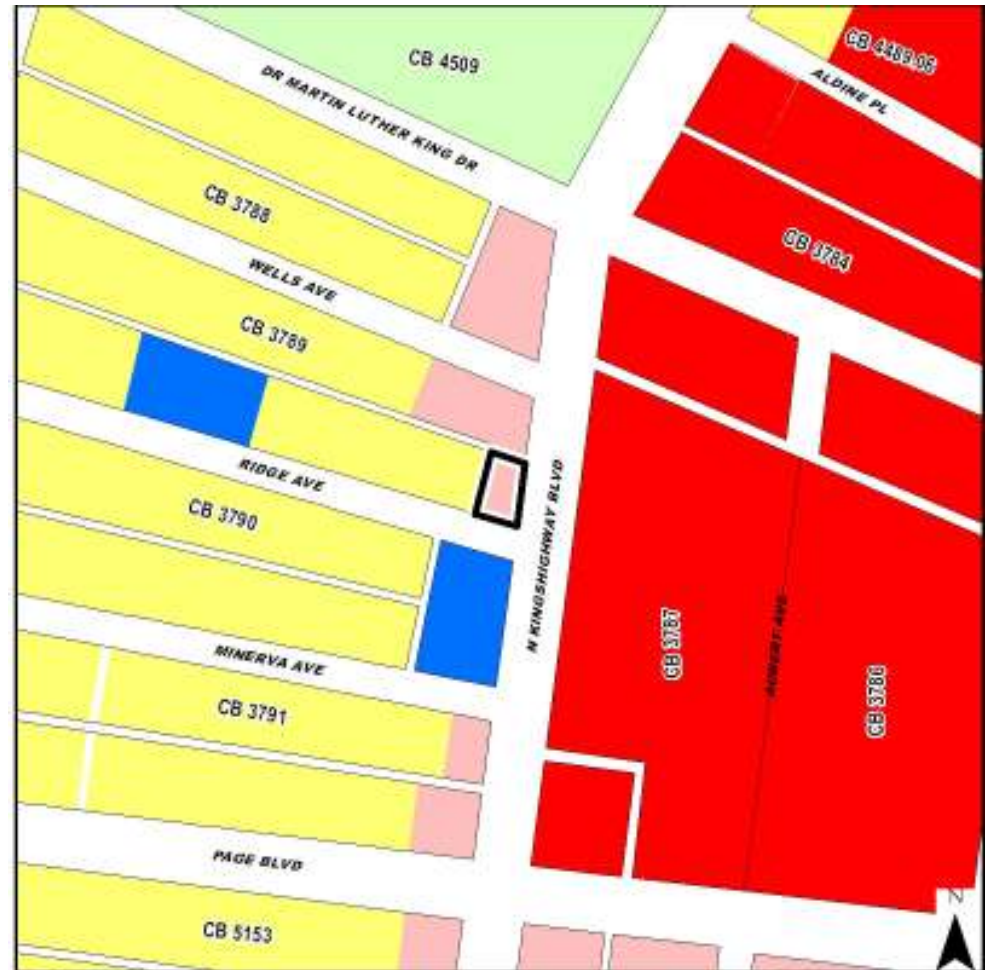
North and west walls of the building
showing drive-up banking window

New Age Federal Savings & Loan

Strategic Land Use Plan (Neighborhood Commercial Area)

Legend

- Business Industrial Development Area
- Business Industrial Preservation Area
- Institutional Preservation and Development Area
- Neighborhood Commercial Area
- Neighborhood Development Area
- Neighborhood Preservation Area
- Opportunity Area
- Regional Commercial Area
- Recreational / Open Space Preservation and Development Area
- Specialty Mixed Use Area



Comments

- Proposed City Landmark designation is in conformity with the Strategic Land Use Plan's Neighborhood Commercial Area, which encourages the rehabilitation of existing commercial building stock.
- Proposed City Landmark designation will have a positive impact on the physical development of the City.
- PDA Director is directed to notify the Preservation Board of the Planning Commission's recommendation.

Agenda

ZONING

Review of Petition for Zoning Amendment

PDA-050-14-REZ 7200-30 S Broadway 'J' to 'F'

Patch Neighborhood

Rezoning Area



View south from Nagel of north-half of block



View north from mid-block of north-half of block



View north of mid-block from near Robert Ave.



View north from Robert of south-half of block

Existing Zoning (“J” Industrial District)



Vicinity of Rezoning Area



7119-29 S. Broadway – NW of rezoning area
1st floor commercial & 2nd floor residential



7116-30 S. Broadway – north of rezoning area
1st floor commercial & 2nd floor residential



7201-29 S. Broadway – West of rezoning area
Southern Commercial Bank & parking lot



7300 block of S. Broadway – south of rezoning area
Outside storage – left; Mixed Uses - right

Petition for Zoning Amendment

Strategic Land Use Plan (Adjacent Neighborhood Commercial Area)

Legend

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreation/Open Space Preservation and Development Area
- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development Area
- Specialty Mixed Use Area
- Opportunity Area



Comments

- PDA Staff recommends approving the petition to change the zoning to 'F' Neighborhood Commercial District as being in conformity with the Strategic Land Use Plan's adjacent Neighborhood Commercial Area, which encourages the rehabilitation of existing buildings for mixed uses.
- The Zoning Administrator recommends "that 7200-30 S. Broadway be rezoned from the current 'J' Industrial District to the 'F' Neighborhood Commercial District, so as to permit the petitioner to develop the proposed residential units and first floor commercial spaces in compliance with the provisions of the Zoning Code." "The proposed reuse of the site would bring beneficial development to the City and would promote and conserve property values."

Agenda

Chapter 99 Redevelopment Area Plans

Over One acre

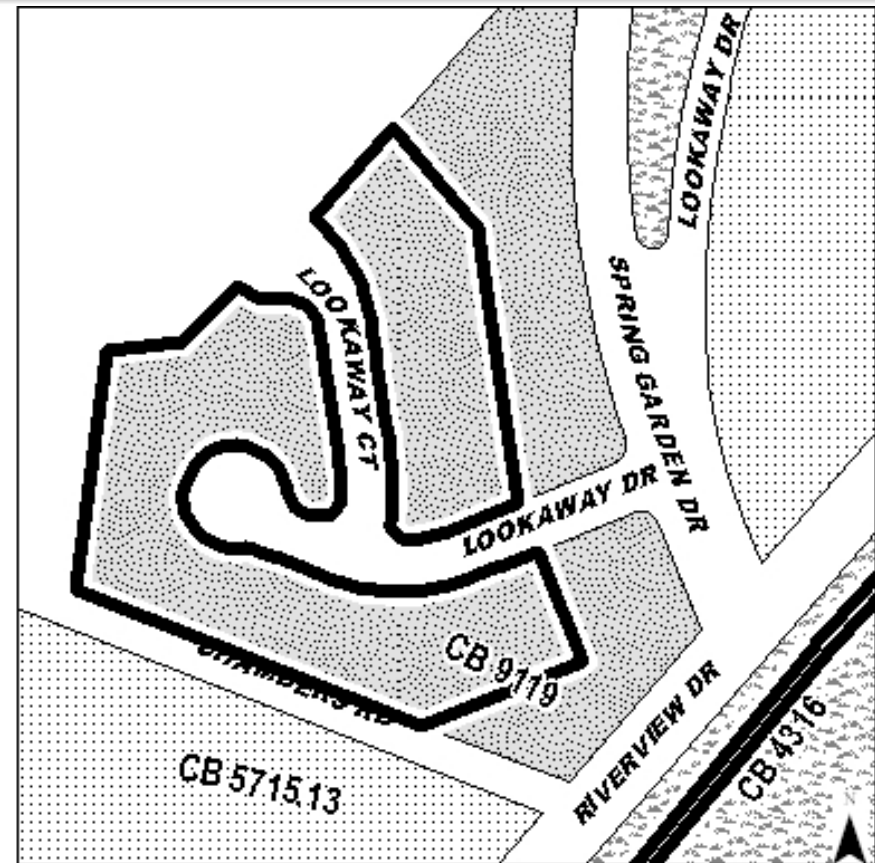
PDA-052-14-RDR	Amended Lookaway Dr. / Ct. Area
PDA-053-14-RDM	6335 Bulwer Area
PDA-054-14-RDM	4929-43 Manchester Area
PDA-055-14-RDM	2600 Dr. Samuel T. Shepard Dr. Area

***Riverview, North Riverfront, Kings Oak & Midtown
Neighborhoods***

Amended Lookaway Dr. Area

Summary

- The property owner is Summit Holdings LLC, Michael Woodling. The prospective developer of 10050-68 Lookaway Dr. and 706-717 Lookaway Ct. is Gateway Development, LLC. Gateway Development, LLC acquired the properties from Summit Holdings LLC for \$341,000.
- The developer plans to build three bedroom single-family residences. Private funds will use to construct homes.



Strategic Land Use Categories

Neighborhood Preservation Area	Business/Industrial Preservation Area
Neighborhood Development Area	Business/Industrial Development Area
Neighborhood Commercial Area	Institutional Preservation and Development Area
Regional Commercial Area	Specialty Mixed Use Area
Recreational and Open Space Preservation Area	Opportunity Area

Amended Lookaway Dr. Area

Vacant Lots & Previous Development



711-717 Lookaway Ct.



**Houses near vacant lots
(St. Louis county)**



Entrance to Lookaway Drive

Amended Lookaway Dr. Area

Vacant Lots & Surrounding Area



10053-10062 Lookaway Dr.



North Riverfront Park



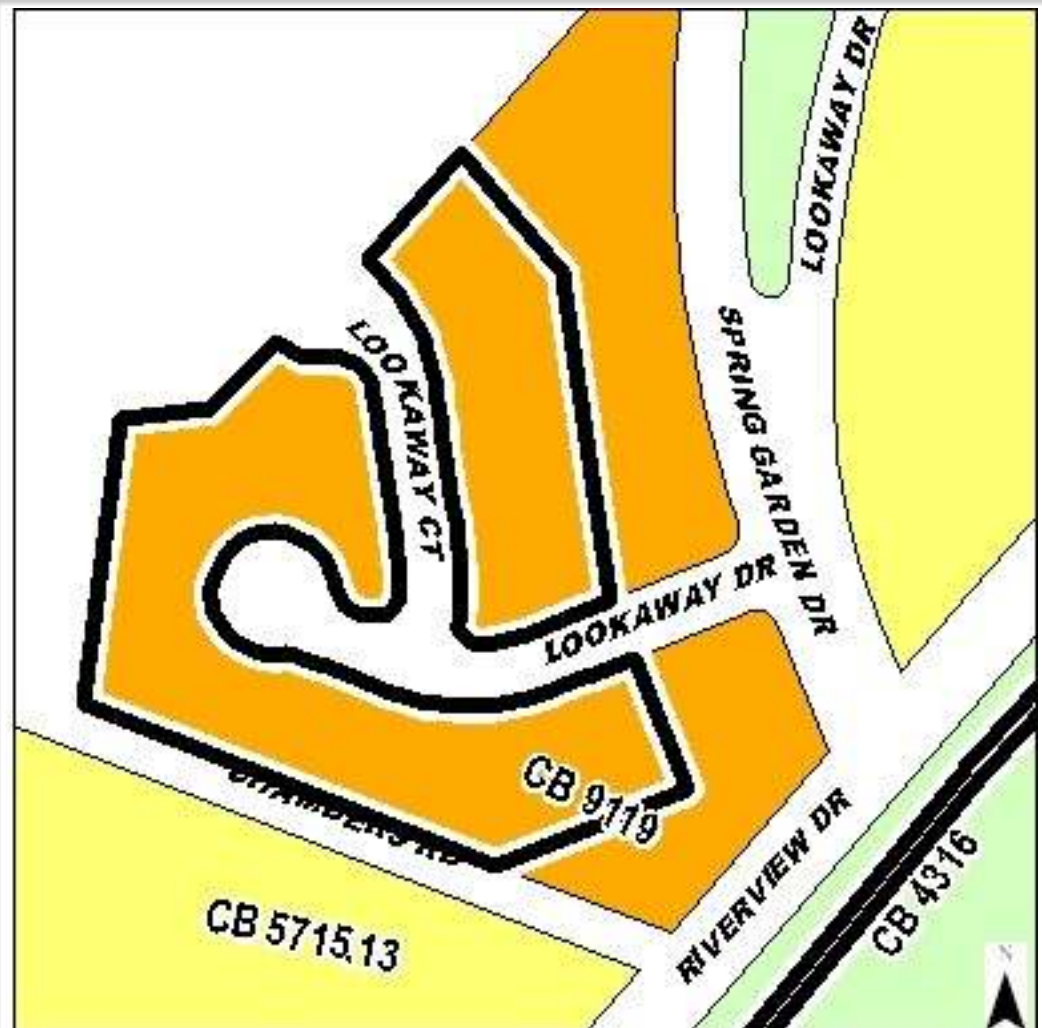
Entrance off Riverview Drive

Amended Lookaway Dr. Area

Strategic Land Use Plan – Neighborhood Development Area

Legend

- Business Industrial Development Area
- Business Industrial Preservation Area
- Institutional Preservation and Development Area
- Neighborhood Commercial Area
- Neighborhood Development Area
- Neighborhood Preservation Area
- Opportunity Area
- Regional Commercial Area
- Recreational / Open Space Preservation and Development Area
- Specialty Mixed Use Area



Comments

- The Plan conforms with the SLUP's ***Neighborhood Development Area***, which encourages new residential construction.

Staff recommends approval of the Chapter 99 Blighting Study and Redevelopment Plan.

- *The plan which provides for no acquisition of property by eminent domain.*

6335 Bulwer Area

LCRA Plan # 1871

- 5.74 acre triangular-shaped Area is 2 blocks north of the I-70/Broadway/Carrie Interchange and 1 block east on Morin Av in the North Riverfront Neighborhood.
- Green Street St. Louis the property owner since 2008, negotiated a 10-year lease with prospective developer BrightFarms (*finances, builds and operates urban hydroponic greenhouses*)
- *Land in fair condition.*



2701-47 Delmar Area

Summary

- BrightFarms plans an about 100,000 sq. ft. greenhouse (growing, packaging, storage and office areas) at a cost of about \$3.8 million plus \$1 million for equipment
- Long-term contract with Schnucks Markets is for up to 1 million pounds of greenhouse produce.

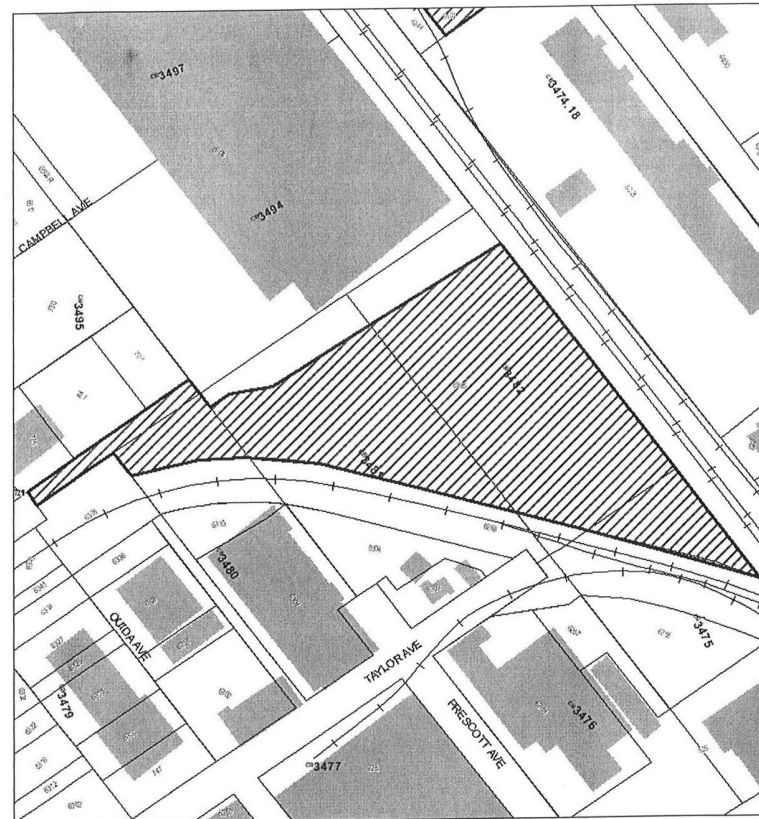
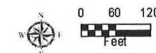


Exhibit B
Project Area Plan
6335 Bulwer Ave.

Existing Uses and Conditions

- Industrial Use (Vacant Lot), Poor Conditions
- Project Area Boundary
- Buildings
- City Block Number



6335 Bulwer Area

Existing Vacant Industrial Land



I-70 / B. Broadway / Carrie Interchange – bottom,
N. Broadway – left, the vacant Area – center

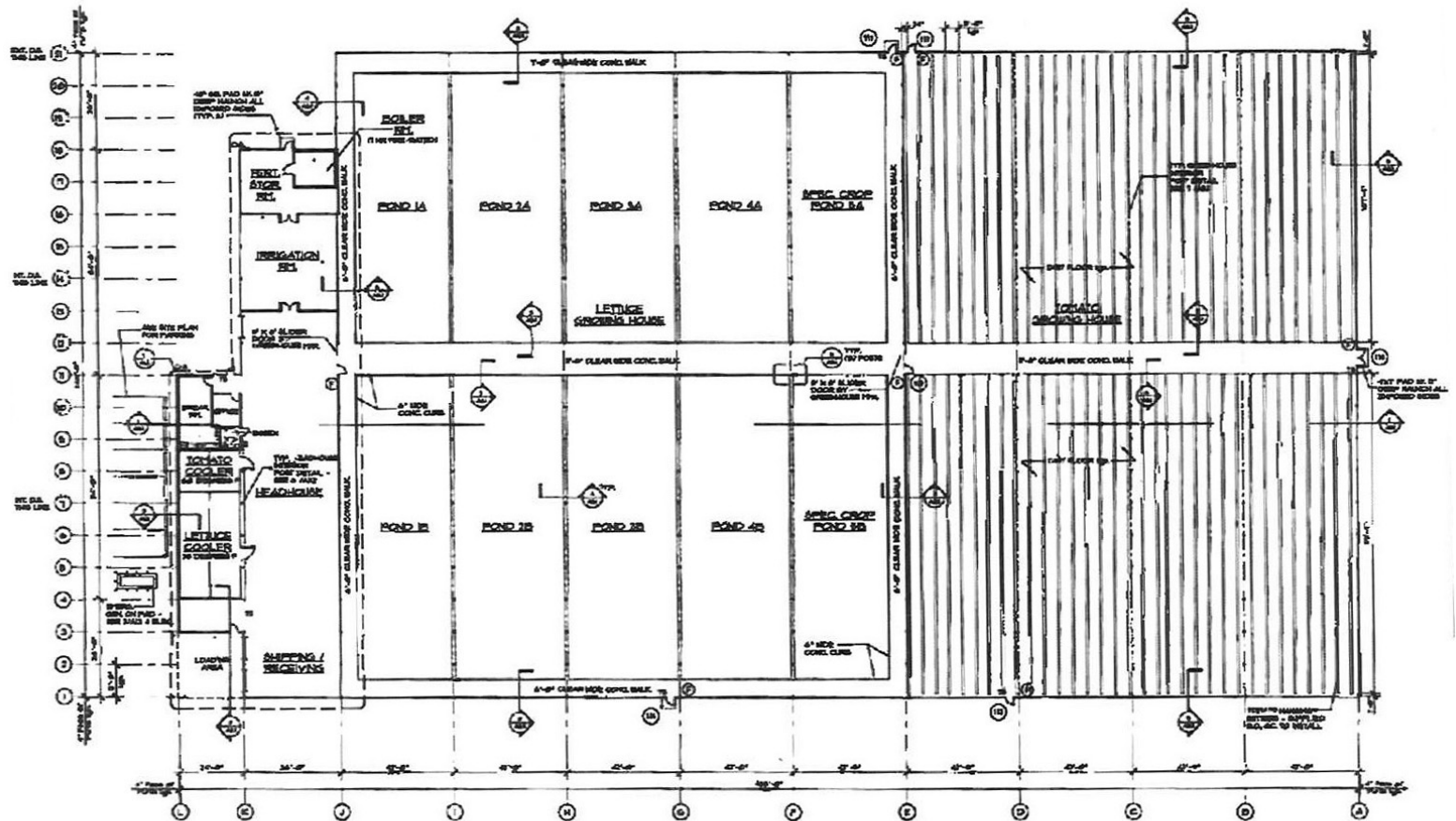


View east from Morin Ave. into Area



View north of warehouse from Area

6335 Bulwer Area



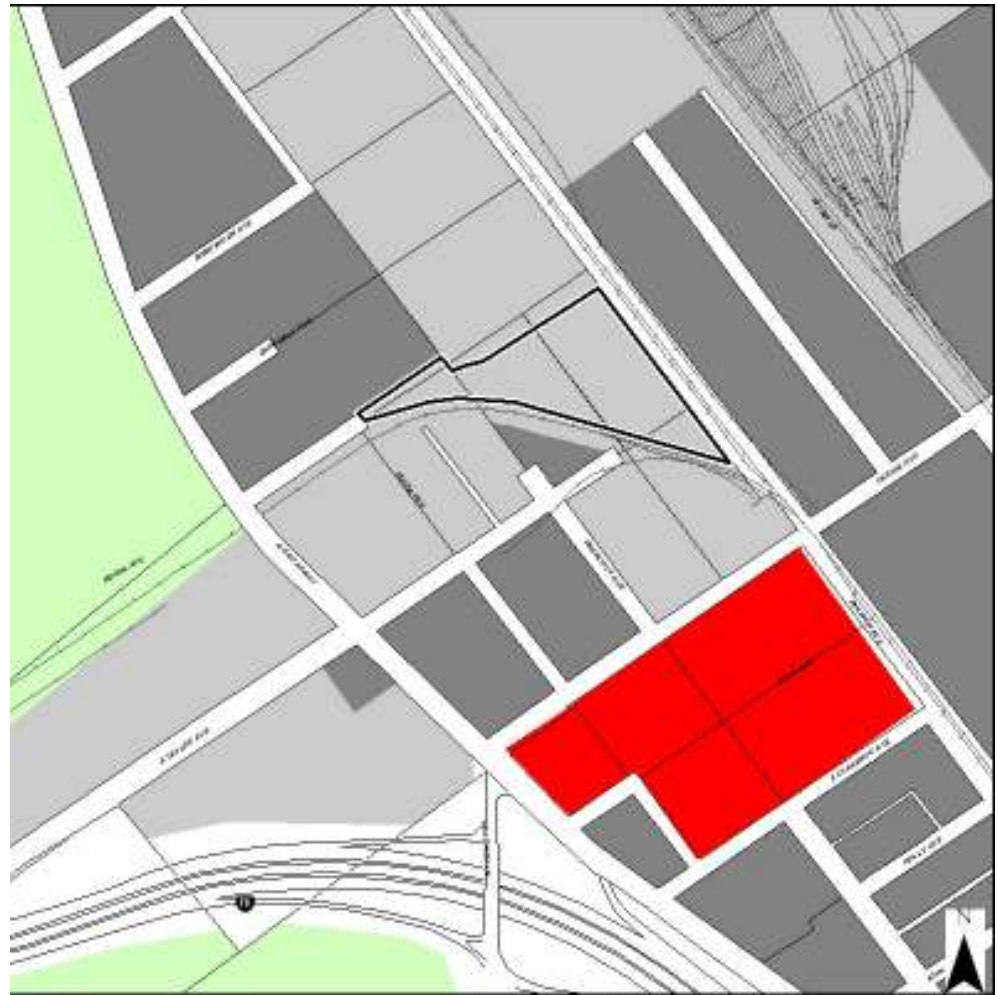
Floor Plan

6335 Bulwer Area

Strategic Land Use Plan - Business/Industrial Preservation Area

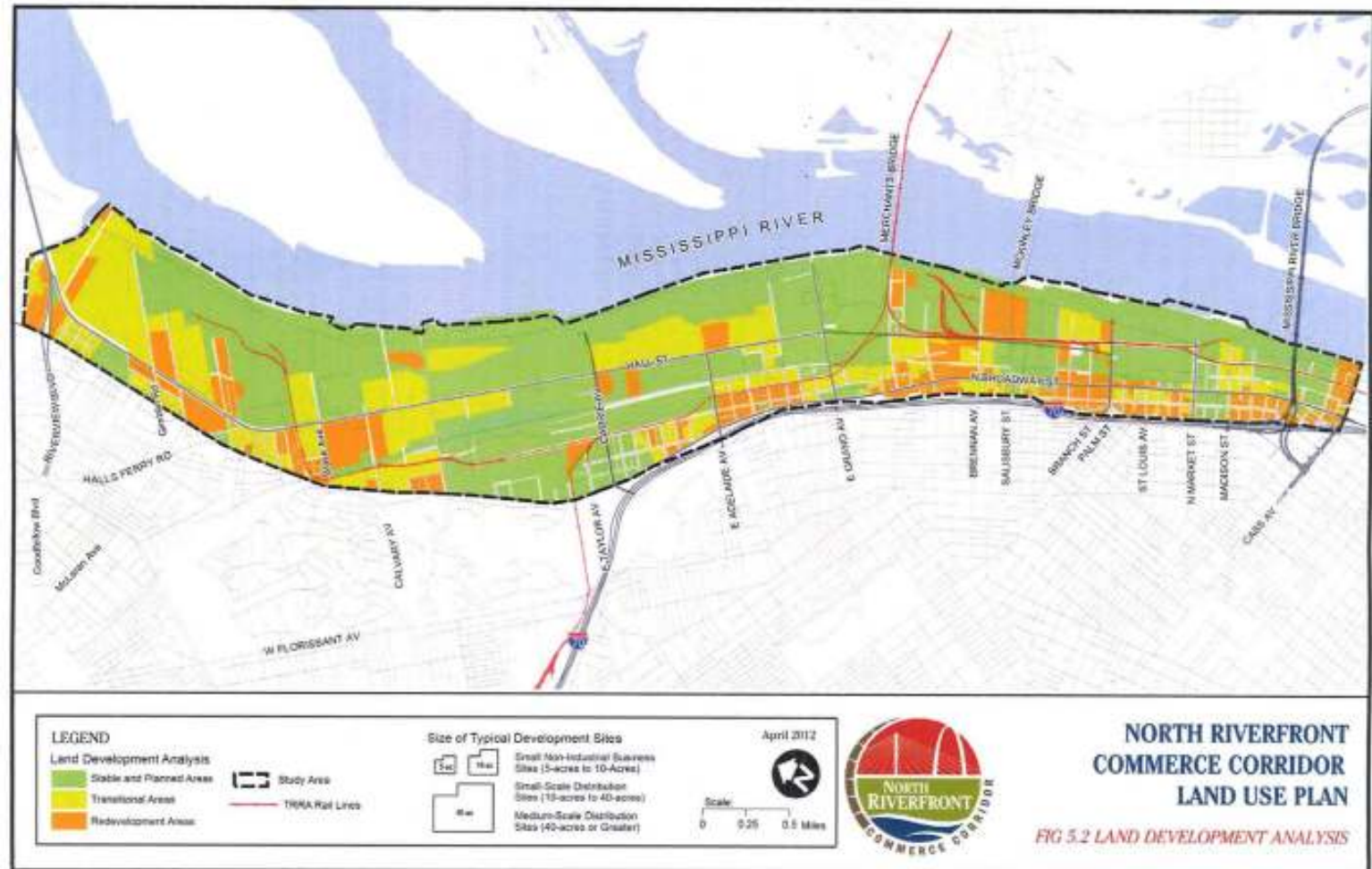
Legend

- Business Industrial Development Area
- Business Industrial Preservation Area
- Institutional Preservation and Development Area
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6335 Bulwer Area

North Riverfront Commerce Corridor Land Use Plan – Redevelopment Areas



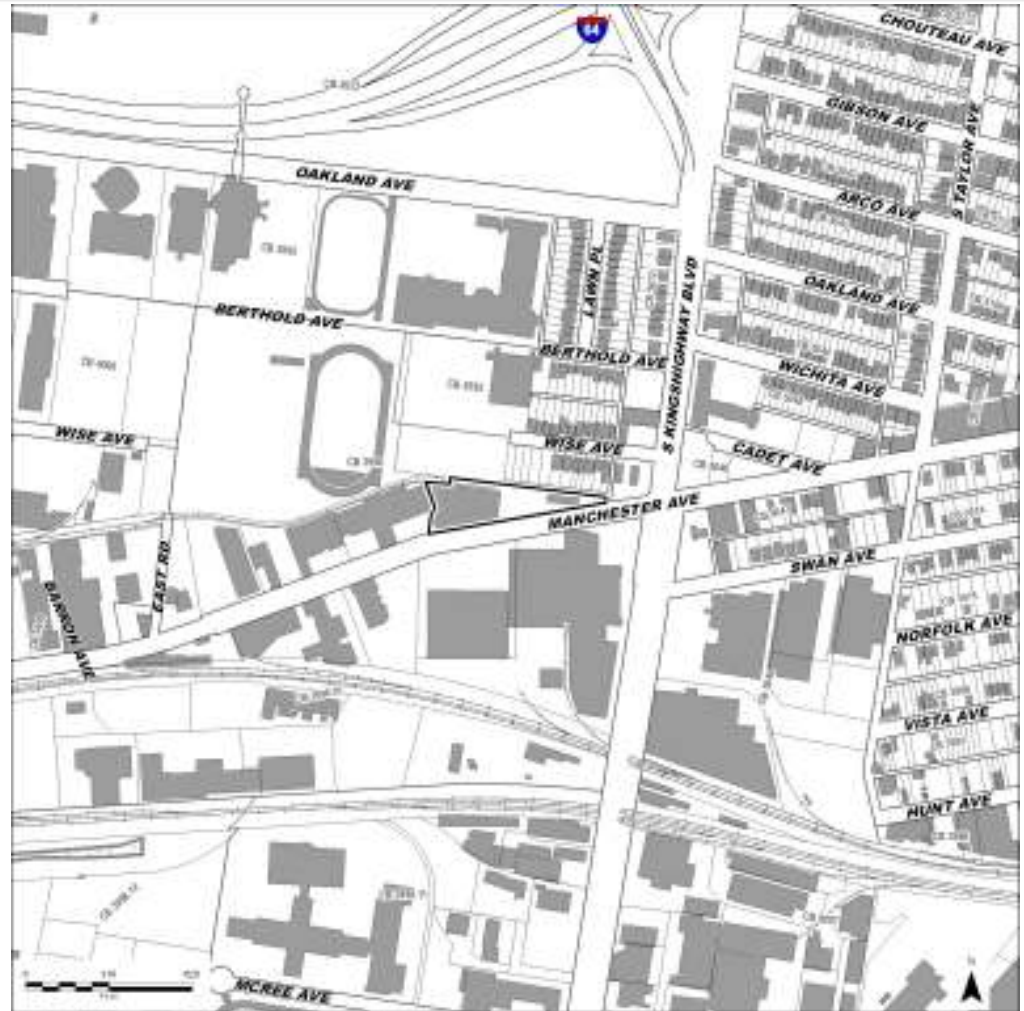
Comments

- The Plan conforms with the SLUP's Business/Industrial Preservation Area (BIPA) which encourages infill industrial development.
- Staff recommends approval of the Chapter 99 Blighting Study and Redevelopment Plan.
- Does not provide for the use of eminent domain.

4929-63 Manchester Ave. Redev. Area

LCRA Plan #1868

- 1.75-acre site -- 1 parcel -- near NW corner of Kingshighway Blvd. & Manchester Ave. in Kings Oak
- 3 industrial buildings
- Demolition of 1 bldg./construction of new bldg. & renovation of attached bldg. for new \$3 million drive-thru self-storage facility
- Nolan Real Estate Interests, LLC



4929-63 Manchester Ave. Redev. Area

Aerial photo



4929-63 Manchester Ave. Redev. Area



Western end of parcel



Western end of parcel

4929-63 Manchester Ave. Redev. Area



Western attached building -- largely vacant



Eastern attached building -- occupied by Advantage Self Storage

4929-63 Manchester Ave. Redev. Area



Eastern attached building & related parking lot



Free-standing building – occupied by Trane Supply

4929-63 Manchester Ave. Redev. Area



St. Louis University High School grounds, 4970
Oakland Ave.



4900 block of Wise Ave.

4929-63 Manchester Ave. Redev. Area



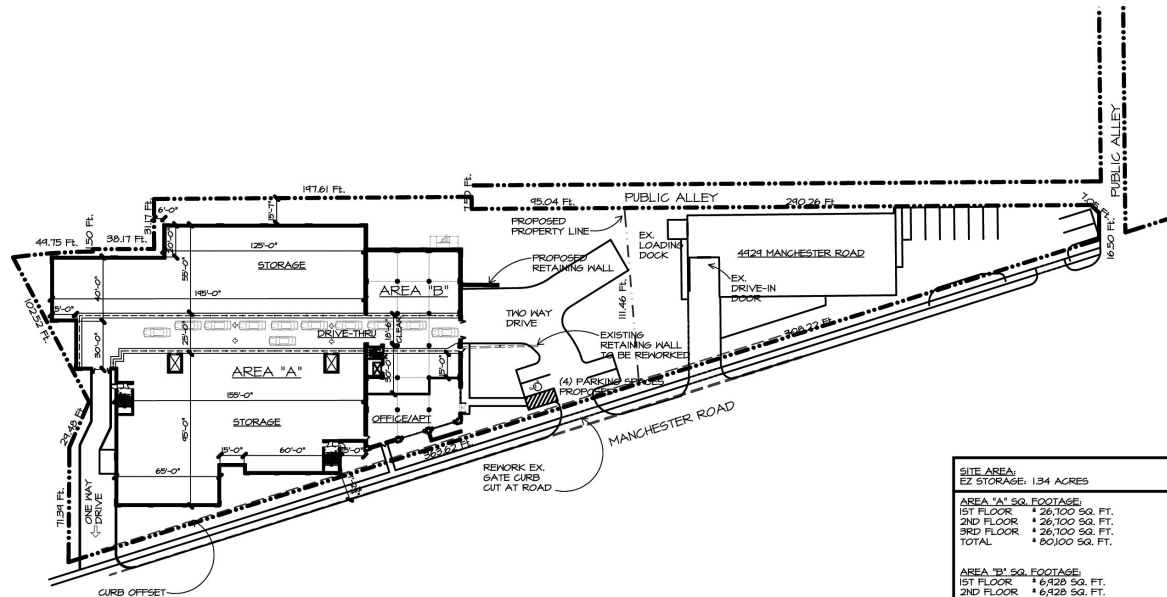
Multi-tenant office/warehouse building, 4964-84 Manchester Ave.



ROHA Food Colors, 5011 Manchester Ave.

4929-63 Manchester Ave. Redev. Area

Proposed site plan



SITE AREA: EZ STORAGE: 1.34 ACRES	
AREA "A" SQ. FOOTAGE:	
1ST FLOOR	* 26,100 SQ. FT.
2ND FLOOR	* 26,100 SQ. FT.
3RD FLOOR	* 26,100 SQ. FT.
TOTAL	* 78,300 SQ. FT.
AREA "B" SQ. FOOTAGE:	
1ST FLOOR	* 6,128 SQ. FT.
2ND FLOOR	* 6,128 SQ. FT.
3RD FLOOR	* 6,128 SQ. FT.
TOTAL	* 18,384
1ST FLOOR FOOTPRINT: * 33,628 SQ. FT.	
TOTAL BUILDING AREA: * 100,884 SQ. FT.	
PROPOSED PARKING:	
EXTERIOR	4 SPACES
INTERIOR	8 SPACES



PROPOSED SITE PLAN

SCALE:

1"=30'-0"

AZD
associates
architects

838 w. long lake rd.
suite 240
bloomfield hills, mi
48302-2010
ph. 248-540-6009
www.azdarch.com



project

EZ STORAGE

4929 MANCHESTER AVE
ST. LOUIS, MO

sheet title

SITE PLAN

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY

date

FEB 05, 2014 REVIEW

APR 30, 2014 REVIEW

MAY 6, 2014 REVIEW

job no.

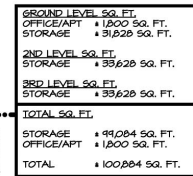
1120

sheet

A-1

PLANNING
Growth & Development

Main level floor plan



 COPYRIGHT
ADA, INC. 2014

A-2

 **MAIN LEVEL FLOOR PLAN**
SCALE: _____ 1/8"=1'-0"

4929-63 Manchester Ave. Redev. Area

South elevation



EZ Storage -South Elevation
4959 Manchester Ave
St. Louis, Missouri

AZD
ARCHITECTURAL ZONE DESIGN
248.540.1801
www.azd.com

4929-63 Manchester Ave. Redev. Area

East elevation



EZ Storage -East Elevation
4959 Manchester Ave
St. Louis, Missouri

AZD
associates, inc.
architecture planning interior design
838 w longlake road
suite 240
bloomfield hills, mi
248.540.6009
www.azdarch.com

Strategic Land Use Plan (Business/Industrial Preservation Area)

Comments

- Conformity with City's Strategic Land Use Plan
- Does not provide for the use of eminent domain
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan

2600 Dr. Samuel T. Shepard Dr. Redev. Area

Redevelopment Area

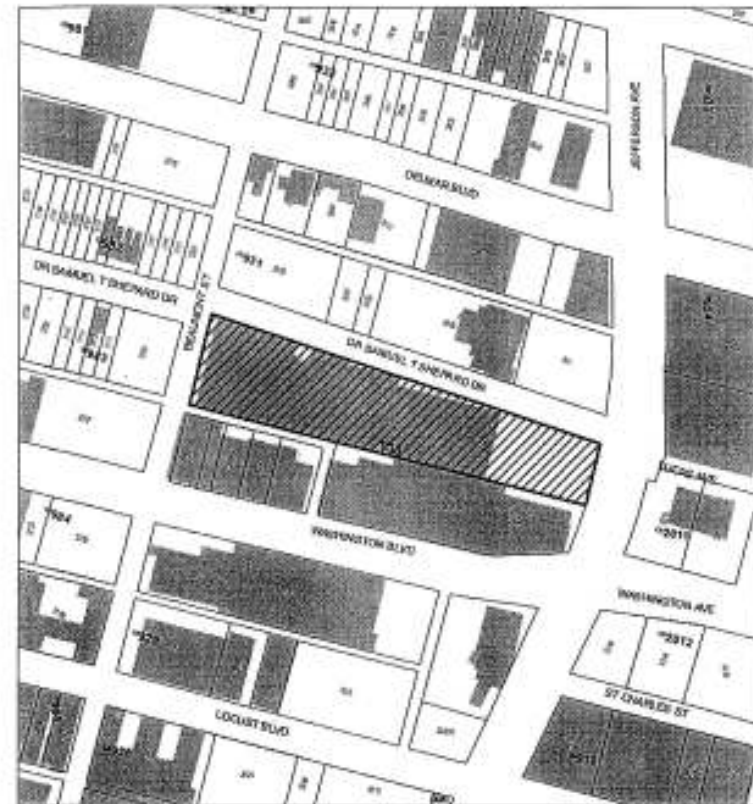


Exhibit B
Project Area Plan
2600 Dr. Samuel Shepard Dr.
Existing Uses and Conditions
Commercial Use, Good Condition
Project Area Boundary
Buildings
City Block Number



2600 Dr. Samuel T. Shepard Dr. Redev. Area



Jefferson Ave. frontage



Dr. Samuel T. Shepard Dr. frontage

2600 Dr. Samuel T. Shepard Dr. Redev. Area



Western end of Dr. Samuel T. Shepard Dr.
frontage



Beaumont St. frontage

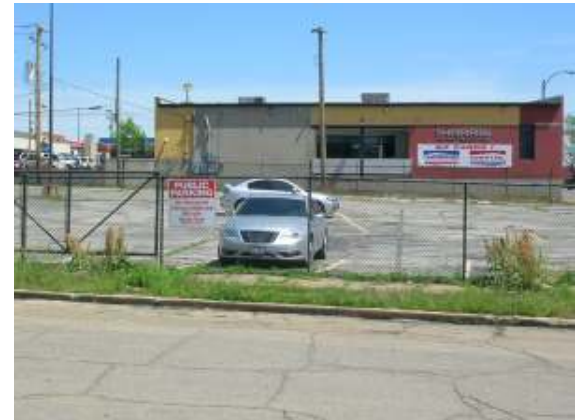
2600 Dr. Samuel T. Shepard Dr. Redev. Area



Rear of Scott Joplin House State Historic Site, 2658
Delmar Blvd.



The Club St. Louis



Public parking lot

2600 Dr. Samuel T. Shepard Dr. Redev. Area



Washington Ave. streetscape



Redeveloped mixed-use buildings, eastern end of 2600 block of Washington Blvd.

2600 Dr. Samuel T. Shepard Dr. Redev. Area



Largely vacant commercial bldgs., western end of 2600 block of Washington Blvd.



Primarily vacant lots & vacant buildings, 2700 block of Dr. Samuel T. Shepard Dr.

Strategic Land Use Plan (Opportunity Area)

Comments

- Conformity with City's Strategic Land Use Plan
- Does not provide for the use of eminent domain
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan

Agenda

Delegated Items

PDA-034-14-RDRA through PDA-039-14-RDRA
Chapter 99 Redevelopment Areas under One Acre

Adjournment

Informational Items

- New Business
- Executive Session
- Motion for Executive Session (for next meeting)
- Adjournment